

AGENDA  
BROOKFIELD ZONING COMMISSION  
Thursday, May 24, 2012 – 7:00 p.m.  
MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD

---

1. **Convene Meeting**
  - a. **Review Minutes of Previous Meetings:**
  
2. **Show Cause Hearing**
  - a. **213 Candlewood Lake Road #201101044:**
3. **Land Use Enforcement**
  - a. **Enforcement Officer's Report:**
  - b. **1 High Ridge Road: Files #201200369-#201200374:**
  - c. **22 Beech Tree Road: Files #201200375 - #201200381:**
  
4. **Review Correspondence**
  - a. **Minutes of other Boards and Commissions: Inland Wetlands Commission; Zoning Board of Appeals; Planning Commission; Zoning Sub-Committee**
  - b. **Building Inspectors: May 2012 issue**
  
5. **Continued Public Hearing:**
  - a. **Proposed Regulation Change #201200258: Section 242-305F – Commercial Vehicles in Residential Zones**
  - b. **Proposed Regulation Change #201200259: Section 242-401A(2)(g) – Customary Home Occupation**
  
6. **Old Business:**
  - a. **Proposed Regulation Change #201200261: Section 242-405 – Apartment Units within Single Family Dwellings**
  - b. **388, 398, 414 Federal Road (Barnbeck Place) #201200274: Design Review Modification to change footprint of south building, changed from PARC development to Incentive Housing (*dec date 6/30/12*)**
  - c. **540 Federal Road (Oak Meadows) #201200364: Site Plan Modification to eliminate four 50,000 gallon fire tanks in lieu of upgraded municipal water system which includes the new Oak Meadows 607,000 +/- gallon tank (*dec date 7/21/12*)**
  
7. **New Business:**
  - a. **37 Vale Road (CW Canfield) #201200415: Site Plan Modification to add a storage garage (*dec date 7/28/12*)**
    1. Hand drawn “Property Map” received in Land use 5/15/12
  
  - b. **270 Federal Road (Bassett Furniture) #201200420: Site Plan Modification to change gable end at existing fascia overhang to a flat roof and change color of fascia at tenant space (*dec date 7/28/12*)**
    1. Map titled “Bassetts Entry Renovation” prepared by Borghesi Building & Engineering Co. dated 5/14/12 – sheet A1
      - “Elevations” dated 8/30/01 revised 11/26/02 – sheet A2
    2. “Existing Site Plan” prepared by CCA, LLC dated 6/29/00 revised 8/15/01 – sheet 1 of 3
  
  - c. **58 Riverford Road #200700761: Request for Final Bond Release of \$1,800**
  
  - d. **7 Del Mar Drive (Target Flavors) #201200430: Design Review for construction of a single story 5,650 sq. ft. building addition (*dec date 7/28/12*)**

1. **Map Cover Sheet titled “Jaymack Properties, LLC. 7 Delmar Drive – Index of Sheets” prepared by Artel Engineering Group, LLC dated 10/10/11 – sheet 1**
    - **“Boundary & Topographical Map showing Lots 1F & 2F – File 9 Map 120 – B.L.R.”** prepared by New England Land Surveying, P.C. dated 6/13/11 – Job No. 1230sv1
    - **“Site Plan”** prepared by Artel Engineering Group dated 10/10/11 – sheet 3
    - **“Grading And Utility Plan”** dated 10/10/11 – sheet 4
    - **“Landscape Plan”** dated 10/10/11 – sheet 5
    - **“Sediment And Erosion Control Plan”** dated 10/10/11 – sheet 6
    - **“Details”** dated 10/10/11 – sheet 7
    - **“Proposed Future Parking Plan”** dated 10/3/11 – sheet 1
  2. **“Proposed Addition to Existing Building for Target Flavors, Inc. – Partition Plan”** prepared by Lancaster Associates Architecture & Planning dated 7/26/11, for review 9/8/11 – drawing # A-2
    - **“Exterior Elevations”** dated 7/26/11, for review 9/8/11 – drawing # A-4
8. **Tabled Items:**
- a. **20 Orchard Street #200300195: Request for final bond release \$50,000**
9. **Informal Discussion:**
- a.
10. **Comments of Commissioners:**
11. **Adjourn:**

**\*\*Next Regular Meeting Scheduled for June 14, 2012\*\***